

**BRIDGEWATER TOWNSHIP PLANNING BOARD**

Regular Meeting  
Tuesday, February 25, 2020  
—MINUTES—

**1. CALL MEETING TO ORDER:**

Chairman Fross called the Planning Board meeting to order at 7:00 p.m. at the Bridgewater Township Courtroom located at 100 Commons Way, Bridgewater, New Jersey 08807

**2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 23, 2020, proper notice was sent to the Courier Newspaper and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

**3. SALUTE TO FLAG:**

**4. SWEAR IN MEMBER: (pending)**

**5. ROLL CALL:**

|                            |                              |
|----------------------------|------------------------------|
| Michael Pappas – present   | Councilman Kirsh - present   |
| Henry Wang – absent        | Patricia Casamento - present |
| Mayor Moench – present     | Beth Powers – present        |
| Alan Fross – present       | Maurizio Vescio - present    |
| James Magura – present     | Urvin Pandya – present       |
| Robert Giurlando - present |                              |

Others present: Attorney Mark Peck, Esq., Planner Scarlett Doyle, PP, Engineer William Burr, IV, PE

**6. APPROVAL OF BOARD MINUTES:**

October 8, 2019, Regular Meeting (pending)  
October 28, 2019, Regular Meeting (pending)  
November 12, 2019, Regular Meeting (pending)  
November 18, 2019, Special Meeting (pending)  
November 26, 2019, Special Meeting (pending)  
December 10, 2019, Regular Meeting (pending)  
January 14, 2020, Reorg. & Regular Meeting (pending)  
January 28, 2020 Regular Meeting(pending)

August 26, 2019, Regular Meeting  
Motion for adoption by Ms. Casamento and second by Mr. Pandya  
AFFIRMATIVE: Ms. Casamento, Mr. Pandya  
ABSENT: Mr. Wang

DENIAL: None

NOT ELIGIBLE: Mr. Pappas, Mayor Moench, Chairman Fross, Councilman Kirsh, Ms. Powers, Mr. Vescio, Mr. Magura, Mr. Giurlando

## **7. MEMORIALIZATION OF RESOLUTIONS:**

### **ACS BRIDGEWATER LLC-Route 22**

Block 559 Lot 3

#19-020-PB Minor Site Plan-Medical Offices

Motion for approval by Mayor Moench and second by Councilman Kirsh

AFFIRMATIVE: Mr. Pappas, Mayor Moench, Chairman Fross, Councilman Kirsh, Ms. Powers, Mr. Vescio

NOT ELIGIBLE: Mr. Wang, Ms. Casamento, Mr. Magura, Mr. Giurlando, Mr. Pandya

ABSENT: None

### **CIP II/AR BRIDGEWATER HOLDINGS LLC-Route 202/206**

Block 483 Lots 17, 18 & 19

#18-012-PB - Preliminary and Final Major Site Plan-Mixed use development including retail, office, restaurant, residential and office research

Motion for approval by Ms. Casamento and second by Ms. Powers

AFFIRMATIVE: Ms. Powers, Ms. Casamento, Mr. Pandya,

NOT ELIGIBLE: Mr. Wang, Mr. Magura, Mr. Giurlando, Mr. Pappas, Mayor Moench, Chairman Fross, Councilman Kirsh, Mr. Vescio

ABSENT: None

## **8. LAND DEVELOPMENT APPLICATIONS:**

### **PERI FORMWORKS SYSTEMS, INC-9 Finderne Avenue**

Block 303 Lot 6

#19-023-PB Amended Prior Site Plan -Construction Supply, Assembly, Storage & Distribution Center

The Applicant was represented by Counsel, Jeffrey Lehrer, Esq. who explained that the applicant, Peri Formwork Systems, Inc., applied to the Planning Board for approval of an amended preliminary and final site plan and related "c" variance relief to construct two (2) assembly structures with outdoor bathroom facilities, an assembly office within one of the middle support/foundation containers and a fully enclosed wash basin, on property located on Lot 6 in Block 303, at 9 Finderne Avenue Plans were prepared by David A. Stires, P.E., David A. Stires Associates, LLC, consisting of three (3) sheets, with the last revision date of January 22, 2020; Civil Site Plan prepared by David A. Stires, P.E. consisting of six (6) sheets, with the last revision date of December 12, 2017; a banked parking plan prepared by David A. Stires, P.E., dated January 22, 2020; Engineers and Environmental Report, prepared by David A. Stires, P.E., dated January 2020; and Bridgewater Township Planning Board Resolution No. 17-005.

Mr. Lehrer described the subject property and its current uses. He explained that Applicant currently occupies 20,000 SF in an existing warehouse and all outdoor storage on 31.27 acre site, located in the Township's M-2 Zone District. Referencing prior applications and approvals affecting the property, Mr. Lehrer stated that the parking variance (114 spaces proposed, 697 required) was the only new variance being sought, noting that Applicant was retaining 739 banked parking spaces; he further stated that Applicant uses 64 of the parking spaces on site.

Mr. Lehrer stated that the current use of the site dates to 2005, when it was approved for use by GAF to manufacture and store shingles. This, and subsequent approvals had to confirm the adequacy of parking on the site. Use as a warehouse and manufacturing facility continued, with the Applicant obtaining use of 20,000 SF in the existing warehouse and all of the outdoor storage areas. In 2017, the Applicant considered the concept of constructing two assembly structures with a wash basin for the used forms on site; however, previous Board comments concerning worker access to restrooms and water runoff for the proposed wash basin led to these plans being placed on hold.

The Applicant presented the following witnesses, who were all sworn: David A. Stires, P.E., P.P.; and Thomas Mueller, National Logistics Manager and National Facilities Manager for Applicant.

The Board was presented the followed exhibits:

**EXHIBIT A-1** Colorized site plan;

**EXHIBIT A-2** Aerial photo depicting subject and surrounding properties;

**EXHIBIT A-3** Banked parking plan; and

**EXHIBIT A-4** Pamphlet entitled “Mobile Wash Pad/Water filtration solution/Assembly structure.

The site plan and exhibits depicts the proposal to construct two (2) 62.13’ x 80.37’ dome assembly structures totaling 9,986 SF, with six (6) side support/foundation sea containers (each 40’ x 8’, with one of the the middle support/foundation containers serving a dual purpose as both support and 320 SF of assembly office space) , a 950 SF wash basin building, and one (1) mobile 146 SF bathroom unit (18.25’ x 8’). The wash basin building will be fully enclosed, with a fully-contained loop system; water will not enter the municipal sewer system.

Mr. Lehrer explained that Applicant, who is engaged in the business of creating molds for specialized concrete work, currently must ship used forms to Baltimore for cleaning, which are then shipped back to this site for re-use. This is clearly an inefficient and wasteful method; the wash basin building will eliminate this step.

Mr. Lehrer stated that all of the variances granted in 2017 remain in place; none are being exacerbated by the subject application. One variance, which permitted impervious cover of 85% is being reduced to 80.4%, representing the current impervious cover present on site.

Mr. Stires was accepted by the Board as an expert in both professional engineering and professional planning and testified on behalf of the Applicant. Using EXHIBITS A-1 and A-2, he described the property and surrounding area. The subject property is surrounded by industrial uses and is bounded on one side by the railroad. A radio tower is located on the west side of the property, beyond the paved/improved area. The property is improved with an existing paved parking area, 20,000 SF warehouse, office space, and outdoor storage. Applicant uses 64 of the currently existing 116 parking spaces. There are three other tenants utilizing the site; this is not anticipated to change.

Mr. Stires reiterated that Applicant proposed add two - 62.13’ x 80.37’ assembly structures, with a wash basin building, a mobile bathroom facility, and 320 SF of assembly structure office space within one of the center support/foundation containers, which will be modified to accommodate such assembly structure office space. He noted the 2017 effort to add assembly structures, which was abandoned until it could be refined to the present application, which included the bathrooms as well as the fully contained wash pad, which will now prevent wastewater from entering the municipal system. The assembly structures will be for the production of custom-made forms. The wash basin building will be used to clean the forms after they are used at construction sites. The improvements have been designed to address traffic flow; accordingly, circulation is good throughout the site. Mr. Stires affirmed that the Applicant agreed to comply with the provisions of Fire Marshall McAleer’s February 5, 2020 letter. The assembly structures will allow large and custom jobs to be performed on-site, and the wash basin will mean the forms do not have to be transported to Baltimore for cleaning and then returned for re-use at the subject site

The assembly structures will be anchored in place by six shipping containers, which will be able to withstand being struck by a forklift or crane. The 320 SF of office space will be in one of those containers, and will be used for measurement of the custom forms and will contain computers and other measuring equipment. Mr. Stires noted that the prior 2005 approval permitted the Applicant outdoor storage; this will not change. Mr. Stires noted that the prior 2017 approval permitted outdoor storage to have height of 16’; this too will not change. The 2017 approval permitted 85% impervious coverage; this is being reduced to 80.4%. Water and electric supplies are to be provided from existing lines.

The mobile bathroom facilities will provide for separate men’s’ and women’s’ rooms, and will be located to the west side of the assembly structures. They will have a 575-gallon tank that will be

serviced at minimum every two (2) weeks; there will be a signal that will alert if the tank needs servicing sooner.

The 25' x 38' wash basin will be enclosed in a permanent roofed structure. It will feature a loop system with filters that will clean the water, making same reusable. The system will be serviced every six months. There will be no outflow or waste from the wash pad, nor will there be rainwater intrusion; it will meet all NJDEP standards.

Mr. Stires testified that Applicant currently uses 64 parking spaces. Of these, 52 are in front of the building. He has only observed the other tenants using 15 parking spaces at any one time. The application requires 697 parking spaces. Applicant has provided a banked parking plan showing 739 banked spaces (Exhibit A-3); this area is currently used for outdoor storage. The plans show enough space to accommodate the warehouse, assembly structures, outdoor bathroom and parking. Per the 2017 approval, if the Applicant must use banked parking spaces, it will lose an equivalent amount of outdoor storage space. The Township Code requires warehouse parking to be 1 space per 500 SF; this is unusually high, as ratios of 1:5000 is more common. An increase in truck traffic is not anticipated. Truck trips will be reduced by no needing to ship forms to Baltimore for cleaning, but this may be offset by the ability of Applicant to assemble more forms onsite. Traffic circulation through the site will flow well, and emergency access will be via the existing driveway and an access easement on the west side of the property, which is currently gated and restricted to emergency access only. Mr. Stires testified that the parking lots are in good shape and were resurfaced within the past few years. Mr. Stires testified that the lighting is adequate and meets Township standards. The lights will be turned off at 7:00 p.m. each night, unless there a second shift, at which time the lights will be out at 11:00 p.m.

Mr. Stires testified that the drainage system is well functioning and meets necessary standards. The vegetation in the drainage basins is cut every few weeks and is maintained by the property owner. Mr. Stires gave testimony regarding the parking space variance, where 697 parking spaces are required but only 114 are proposed. Applicant will need 66 parking spaces for its 64 employees (count includes the proposed improvements), and then other tenants use approximately 15 spaces. Applicant is proposing 739 banked parking spaces, currently used for outdoor storage. If, in the opinion of the Township Engineer, there is need for additional spaces, Applicant must convert outdoor storage/banked parking area into usable parking spaces as determined by that need. Mr. Stires opined that the positive criteria was satisfied as Applicant was presenting an appropriate, permitted business use, and also satisfied criteria "k" of Section 2 of the Municipal Land Use Law relating to using the most appropriate design practices for the subject site. He opined that the application presented no detriments, as the proposed improvements would be situated on an already paved area, there is currently more than sufficient parking, and ample banked parking exists.

Mr. Stires testified that Applicant agrees with and will abide by all reports prepared by Board and Township staff. Applicant will schedule a meeting with the Township Fire Marshal to discuss and resolve any issues, and will likewise meet with the Township Health Officer regarding infiltration and exfiltration from the proposed wash basin

No member of the public specifically questioned Mr. Stires.

Mr. Mueller, National Logistics Manager and National Facilities Manager for Applicant, testified on behalf of the application. Using Exhibit A-4 (the "PERI Pamphlet") he explained to the Board who Applicant is and provided more detail behind the reasoning for the application. Applicant has been in the business of creating custom formwork for large scale construction projects. These are pre-assembled large systems. The assembly structures will enable production of these forms, which cannot be done onsite now. Applicant does not have a preference for color of these structures, they can be any color and Peri Formworks will work with the Planner in the selection of a suitable color. The six (6) anchoring shipping containers will be used for storage of tools and supplies needed for assembly production but not for the storage of any hazardous substances.

Mr. Mueller testified that Applicant placed an emphasis on quality and quantity control. Safety protocols are strictly enforced. There are zoom lifts and forklifts on site. These are serviced by regular onsite maintenance, all governed by computers.

Using Exhibit A-4 he testified that the assembly structures all have acceptable wind and snow loads and will be built to code. The office space will house the supervisor, who will be working with computers in this space. The bathrooms were added from the 2017 application in part to address the great distance there would otherwise be from the assembly buildings to the main warehouse. The wash basin will not use chemicals; cleaning will be done via water pressure washing. The enclosed loop system is filtered and uses bio-digesting microbes. The water quality is equivalent to potable water, and the water within the system will be supplemented from the municipal water system (no discharge).

The facility normally operates 7:30 a.m. – 4:00 p.m. on Monday – Thursday, and Friday from 8:30 a.m. – 2:30 p.m. A second shift ending at 11:00 p.m. may occasionally be needed. The proposed improvements will make operations more efficient and will enable the company to better serve the metro NYC market. There are currently 64 employees on site, and there will be 64 employees post-approval. The site is currently inefficient, and although new employees will be needed to operate the new improvements, others, such as those engaged in manual cleaning, will not be needed.

The facility sees approximately 20 truck trips per day: 10 arriving (drop-off) and 10 leaving (pick-up). The onsite forklift fleet (approx. 10) were all purchased within the past year and run on diesel. Mr. Mueller states they are very efficient and quiet.

Mr. Mueller affirmed that Applicant would abide by the Board's review memos.

No member of the public wished to question Mr. Mueller.

The public was offered the opportunity to comment on the Application. George Bateman questioned whether the power washing and treatment resulted in clean water, and was assured that it did.

The Board finds that granting the requested c-2 parking space variance is appropriate (697 spaces technically required but the same 114 spaces are being provided as shown on the Prior Site Plan). The site will continue to have 739 banked parking spaces. The Board finds that the benefits of the variance outweigh any detriments. It further finds that the proposed permitted use is an appropriate and efficient way to use already improved property (located in an industrial zone and surrounded by industrial uses) in a manner in which it was intended to be used, and also furthers the goal of maintaining a diverse economic base within the Township. The Board finds that there is sufficient parking on the property, and, should the need arise, ample banked parking exists. All proposed improvements will be located on areas already paved. There will be no intensification of previously granted variances, and the new parking variance presents no substantial detriment, either to surrounding properties or to the Township zoning scheme.

The Board reviewed the following reports: report of the Township Planner, Scarlett Doyle, dated February 7, 2020; report of the Board Engineer, William H. Burr, IV, dated February 20, 2020; report of the Fire Marshal, Karl W. McAleer, dated February 5, 2020; and the report of the Health Officer, Lisa Gulla, dated February 20, 2020.

The Planning Board reviewed the plans and considered the testimony for this amended preliminary and final site plan with c-2 variance approval. Based on the testimony and proofs given, the Board determined that sufficient information was presented to demonstrate that the relief is warranted. The Board voted to grant approval subject to the following terms and conditions:

- The terms of such approval are to be strictly in accordance with the plans, testimony and representations presented to the Board and the same are incorporated into this resolution by reference.
- The Applicant shall comply with the following review reports: of the Township Planner Scarlett Doyle, dated February 7, 2020; Board Engineer, William H. Burr, IV, dated February 20, 2020; Township Health Officer Lisa Gulla, dated February 20, 2020; and Fire Marshal Karl W. McAleer, dated February 5, 2020. Said reports are attached hereto and incorporated herein by reference. The conditions of the report are revised as reflected in the testimony of the Applicant's witnesses.
- The Applicant shall meet with the Township Fire Marshall to resolve issues contained in his February 5, 2020 report to his satisfaction.

- The Applicant shall meet with the Township Health Officer to resolve any un-addressed issues contained in her February 20, 2020 report to her satisfaction.
- No hazardous substance or combustible material shall be stored in the assembly structures or wash basin structure.
- The Health and Zoning Officer shall be permitted access to the Applicant's site during regular business hours to verify compliance with this and prior approvals, as well as applicable statutes, codes, and regulations.
- Applicant shall submit a fully completed compliance report prior to the commencement of any work

The Chairman asked for a motion from the Board.

Motion for approval by Mr. Pappas and second by Ms. Casamento

AFFIRMATIVE: Mr. Pappas, Mayor Moench, Chairman Fross, Councilman Kirsh, Ms. Casamento, Ms. Powers, Mr. Vescio, Mr. Magura, Mr. Pandya

NOT ELIGIBLE: Mr. Giurlando

ABSENT: Mr. Wang

**9. MEETING OPEN TO THE PUBLIC:**

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

There were no members of the public that wished to address the Board for non-agenda items.

**10. OTHER BOARD BUSINESS:**

None

**11. EXECUTIVE SESSION:**

None

**12. ADJOURNMENT:**

The meeting was adjourned at approximately 9:30 pm.